

Indiana Homeless Prevention and Rapid Re-Housing 2009 Summit



WELCOME AND INTRODUCTIONS

- NAME
- ORGANIZATION
- ROLE IN IMPLEMENTING HPRP



- IHCDCA Community Services Staff
 - Rodney Stockment, Manager
 - ✦ 317.233.1814
 - ✦ rstockment@ihcda.in.gov
 - Lynn Morrow, Department Assistant
 - ✦ 317.233.1810
 - ✦ lymorrow@ihcda.in.gov
 - Lori Dimick, Homeless Program Manager
 - ✦ 317.232.7117
 - ✦ ldimick@ihcda.in.gov
 - Kristen Arnold, Special Needs Representative
 - ✦ 317.234.3889
 - ✦ krarnold@ihcda.in.gov



- **IHCDA Community Services Staff**
 - Kelli Barker, Special Needs Representative
 - ✧ 317.233.4611
 - ✧ kbarker@ihcda.in.gov
 - Kirk Wheeler, HMIS and HPRP Project Director
 - ✧ 317.709.3441
 - ✧ kiwheeler@ihcda.in.gov
 - Kelly Pickell, HMIS Program Representative
 - ✧ 317.709.6447
 - ✧ kpickell@ihcda.in.gov
 - Suzanne Grenough, HMIS Program Representative
 - ✧ 317.730.2883
 - ✧ sgrenough@ihcda.in.gov



Resources

- IN - HPRP Power Point Posted
 - <http://www.in.gov/ihcda/3120.htm>
- HUD – HPRP Notice and Webcasts – *wealth of good information!*
 - www.hudhre.info
 - **Virtual helpdesk and searchable FAQs**
- National Alliance to End Homelessness
 - www.endhomeless.org
 - Best Practices, guides
- Corporation for Supportive Housing
 - www.csh.org
 - Information on permanent supportive housing

Indiana

Homeless Prevention and Rapid Re-Housing 2009 Summit



- **PART I**

- Creating Prevention and Rapid Re-housing models

- **PART II**

- Overview of HPRP

- **PART III**

- IHCDA Program

- **PART IV**

- Dialog on how we as a state can use this new resource to end homelessness

Part I

Creating a Prevention Model



- MILE HIGH VIEW OF HPRP
- BEST PRACTICES AND CHALLENGES
- PARTNERSHIPS

● Mile High View of HPRP

○ Premises of today's dialog:

- ✦ Homelessness can be ended if we have the will and means to implement evidence based practices
- ✦ Stop managing homelessness and take steps to end homelessness
- ✦ Be willing to let the current system change!
- ✦ Housing is a key element of a recovery model

● Mile High View of HPRP

- Shelter “gridlock” is the result of extended stays and lack of affordable housing options within a community of supports
- Disconnect between Continuum of Care networks and mainstream resources necessary to end homelessness
- Three elements of HPRP
 - ✦ Prevention – stabilize at risk households
 - ✦ Diversion – keep at risk households from entering shelter system
 - ✦ Rapid Rehousing – move households experiencing homelessness out of shelter and transitional housing as quickly as possible



- Creating a Prevention and Rapid Re-housing Plan: Best Practices
 - The most economically efficient way for most families and individuals to end homelessness is to prevent its occurrence.
 - Two principles of prevention/rapid re-housing
 - ✦ Resources should be targeted to households with the highest likelihood of becoming homeless.
 - ✦ Programs should provide just enough assistance to prevent or end an episode of homelessness, stretching resources as far as possible.



- Challenges of Prevention and Rapid Re-housing
 - Cost
 - ✦ Need flexible dollars. While the intervention is overall cheaper, it is usually hard to get the precious dollars to do prevention
 - Coordination
 - ✦ Requires systems that aren't always flexible to be flexible
 - Outcomes
 - ✦ Insists that we target and how to make those decisions is never easy



- Opportunity of HPRP
 - Build upon existing state or local programs to create new resources for those not being served
 - Provide opportunity to try rapid re-housing or diversion programs for those who are already accessing shelter to decrease shelter stays
 - Provides chance to create new resource for whom prevention doesn't work
 - Create a cohesive prevention/diversion/rapid rehousing system



- Supporting an Effective Prevention System

- Prevention

- ✦ Serves a large number of people who are at risk of homelessness and is typically the least expensive intervention on a per-client basis.

- Diversion

- ✦ Assist those who request shelter by identifying other safe housing options and resources, even if they are temporary.

- Rapid Re-Housing

- ✦ Minimizes stay in homelessness by quickly helping people move into permanent housing.



- Best Practices: Targeting
 - *Effective activities* must be capable of stopping someone from becoming homeless or ending homelessness quickly
 - An *efficient system* must target well, delivering its effective activities to people who are very likely to become homeless unless they receive help
 - HUD Guidance – “individuals and families who are homeless or would be homeless BUT FOR this assistance”



- **Best Practices: Targeting**

- Analyze homelessness data (from HMIS, surveys, or another source) to determine the characteristics (living situation, income level, level of disability, level of supports, education, etc) of people who become homeless and create risk assessment criteria.
- In the absence of good information about the characteristics of homeless people in the community, targeting should be based on risk factors identified by research in other communities
- Develop and use a common assessment –evaluation tool (vulnerability index) to assess need and identify appropriate interventions



- Best Practices: Integration
 - Integrate and coordinate programs whenever possible
 - ✦ Same housing locators and case managers can serve people through the prevention, diversion, or re-housing programs.
 - ✦ In most communities, a single program could provide flexible financial assistance and rental assistance for people in all three types of programs.



- Best Practices: Coordination
 - Create centralized/coordinated triage and data collection when possible
 - ✦ Create a seamless system for the household applying for HPRP assistance
 - ✦ Create a systematic way of targeting and/or screening potential HPRP recipients
 - ✦ Create cohesive way of distributing prevention that ensures equality, not luck

Part II

Overview of HPRP



- PURPOSE
- TARGET POPULATION
- PROGRAM ACTIVITIES
- FEDERAL REGULATIONS



- Purpose

- Provide homeless prevention assistance to households who otherwise would be homeless
- Provide assistance to rapidly re-house persons experiencing homelessness
 - ✦ Living on the street
 - ✦ Living in places not fit for human habitation
 - ✦ Living in shelters and transitional housing
 - ✦ Being discharged from public institution who would otherwise be homeless



- Target Population
 - HPRP is focused on housing for homeless and at-risk households
 - Individuals and families who are homeless or would be homeless *but for* HPRP assistance
- HUD will allow local communities discretion to develop prevention/re-housing programs to meet local need
 - Should serve households that are most in need of temporary assistance and most likely to achieve stable housing after the program concludes



- **At-Risk Households**
 - Individuals and families who are currently housed but are at risk of becoming homeless and are in need of:
 - ✦ Temporary rental assistance
 - ✦ Temporary utility assistance
 - ✦ Assistance moving to another unit
- **Households that are HUD defined homeless**
 - Moderate barriers to housing
 - ✦ Temporary assistance to obtain and remain housed



- HPRP is not a mortgage assistance program!
 - Homeowners about to become homeless from foreclosure may receive assistance to pay for:
 - ✦ Utilities
 - ✦ Moving Costs
 - ✦ Security Deposits
 - ✦ Rent in a new rental unit
 - ✦ Storage fees
- HPRP funds are not eligible to pay for mortgage costs or legal fees and other costs associated with retaining homeowner's housing



- **HUD Allocation**
 - The Recovery Act directs HUD to allocate funds to grantees that are eligible under the ESG Program
 - The Secretary has designated the grant minimum at \$500.000

- **Who May Carry Out Eligible Activities**
 - States – must make available all of its formula allocation minus admin costs to sub-grantees
 - Units of local government may either directly carry out activities or distribute to sub-grantees

● Indiana Allocation

- ✦ State of Indiana: \$16,293,551
- ✦ East Chicago: \$559,073
- ✦ Fort Wayne: \$874,319
- ✦ Hammond: \$948,137
- ✦ Lake County: \$550,643
- ✦ South Bend: \$1,148,607
- Evansville: \$1,217,598
- Gary: \$1,498,882
- Indianapolis: \$3,942,177
- Muncie: \$590,276
- Terre Haute: \$760,163



- Estimates of households to be served

- ✦ State of Indiana: 4,018
- ✦ East Chicago: 138
- ✦ Fort Wayne: 216
- ✦ Hammond: 234
- ✦ Lake County: 136
- ✦ South Bend: 283

Evansville: 300

Gary: 370

Indianapolis: 972

Muncie: 146

Terre Haute: 187



- Eligible Activities: 4 categories of eligible activities
 - Financial Assistance
 - Housing Relocation and Stabilization Services
 - Data Collection and Evaluation
 - Administrative Costs
- Eligible activities are intentionally focused on housing stability
 - Direct Assistance
 - Services designed to keep people in housing or find housing



- HPRP assistance is to rapidly transition program participants to housing stability
 - Assistance is not meant to be long-term nor will it address all financial and support needs of household
 - HPRP focuses on housing stability and linking households to community resources and mainstream benefits
 - Assistance should include developing long-term housing plans for preventing future housing crisis
 - HPRP requires an assessment tool (vulnerability index) to determine type, level and duration of assistance for each program participant

1. Financial Assistance Activities

- Financial Assistance is limited to the following activities:
 - ✦ Short-term rental assistance
 - ✦ Medium-term rental assistance
 - ✦ Security deposits
 - ✦ Utility deposits and payments
 - ✦ Moving costs
 - ✦ Motel and hotel vouchers
 - ✦ Activities supporting these activities – e.g. providing rental assistance and inspections



- Rental Assistance

- Short-term rental assistance – not to exceed 3 months
 - ✦ Short-term participants are allowed to transition to medium-term (aggregate assistance not to exceed 18 months)
- Medium-term rental assistance – 4 to 18 months
 - ✦ Eligibility recertified every 3 months
 - ✦ IHCD will require on-going case management, as needed, to successfully transition participants to permanent housing and independence
- No participant may receive more than 18 months of assistance
- IHCD program will use an assessment tool to determine need for short-term or long-term assistance



- Rental Assistance (continued)
 - Rental subsidies are “needs-based” – assistance based on the minimum amount needed to prevent the household from becoming homeless or returning to the homeless system
 - ✦ “Shallow subsidy”
 - ✦ 100% subsidy
 - ✦ Sliding subsidy
 - Rent Reasonable Standard – Not FMR!!!
 - Rental assistance cannot be paired with other federal rental subsidies



- **Security and Utility Deposits**

- In contrast to rental assistance, deposits may be paid with other federal subsidies as long as they cover separate costs
 - ✦ HPRP – Security Deposit paid 12/09
 - ✦ HUD VASH – rental assistance for 12/09 through 11/10

- **Utility Assistance**

- Up to 18 months
- Paid directly to utility company
- Can be paid in arrears up to six months
- Member of household have account in their name
- Utility crisis must put household in imminent risk of homelessness



- Moving Costs
 - Truck rental
 - Hiring movers
 - Short-term storage (up to three months)
- Motel and Hotel Vouchers
 - Voucher for up to 30 days if no appropriate shelter beds are available and housing has not been found
 - IHCD program will discourage the use of motel vouchers
 - ✦ IHCD program will emphasize rapid re-housing!

2. Housing Relocation and Stabilization Activities

- Case Management: funds may be used for arrangement, coordination, monitoring and delivery of housing services designed to assist households obtain and retain housing stability
 - All case management activities should be tied to address the individualized needs of households to obtain and retain housing stability
 - IHCD program will provide services on a “strength based” and recovery model using evidence-based practices
 - IHCD will require case managers receive HPRP certification provided by the agency



- **Service Components**

- Counseling aimed to addressing root causes of housing crisis
- Developing individualized housing goal plans
- Developing, securing and coordinating services and employment
- Assuring tenant rights are protected
- Developing service plans which address long-term housing stability



- Outreach and engagement
 - Services and programs to reach homeless and at –risk households
 - Housing information – Social Serve, etc.
- Housing Search and Placement
 - Activities that assist households locating, obtaining and retaining suitable housing
 - ✦ Tenant counseling
 - ✦ Tenant rights and lease education
 - ✦ Securing utilities
 - ✦ Making Moving arrangements
 - ✦ Payee Services
 - ✦ Landlord mediation – teach the household/don't do it for them!



- Legal Services
 - Legal services to maintain housing
 - Legal services related to foreclosure are ineligible!
- Credit Repair
 - Financial literacy skills to repair credit



3. Data Collection and Evaluation

- Data Collection

- Recovery Act requires use of Homeless Information Management System, or a comparable client-level database
- IHCD program will use HMIS
- HMIS will be set up as a case management tool
- Client level data will track interventions and outcomes

- Evaluation

- IHCD program will develop and use metrics to evaluate the impact of HPRP on the homeless assistance system
- REMEMBER: GOAL IS TO END HOMELESSNESS!



4. Administrative Costs

- Up to 5% of grant
 - IHCD program will pass through a reasonable amount of funds to subrecipients to administer the program
- Eligible costs
 - Accounting for grant funds
 - Reports
 - Audits
 - Staff Training for HPRP Activities
 - ✦ IHCD program will use Admin funds to train case managers – HPRP Certification program



- Ineligible HPRP Activities
 - Construction and rehabilitation
 - Pay off of credit card and consumer debt
 - Car repair or transportation
 - Travel costs
 - Food
 - Medical , dental or medicines
 - Clothing; and
 - **Cash assistance to program participant!**



- Discharge Coordination

- Grantees (State and local units of government) are required to develop and implement discharge policies for persons being discharged from publicly funded institutions
 - ✦ Foster Care and youth facilities
 - ✦ Corrections / County Jails
 - ✦ State hospitals and publically funded hospitals
- Developing or updating discharge plans is not an eligible HPRP activity!



- Discharge Coordination (continued)
 - Individual who are being imminently discharged into homelessness from publically funded institutions are eligible to receive HPRP assistance and services provided:
 - ✦ Meet all other HPRP criteria
 - ✦ At high-risk of homelessness but for HPRP assistance
 - ✦ Moderate barriers to housing
 - ✦ Capable of moving quickly to self sufficiency
 - ✦ Are linked to other mainstream resources

• Eligible Program Participants

- Grantees and subrecipients will need to develop a sophisticated tool to:
 - ✦ Identify eligible participants
 - ✦ Direct participants to appropriate assistance
- Two Populations
 - ✦ Persons who are still housed but at high-risk of becoming homeless (diversion from entering the homeless assistance system)
 - ✦ Persons who are already homeless but will benefit from short to medium term assistance to achieve long-term housing stability (rapid re-housing)
 - ✦ Both populations are eligible to receive financial assistance and services through HPRP

- Grantees will be responsible to put into place a system to verifying and documenting eligibility for both populations
 - ✦ Prevention and Diversion - “at risk of homelessness”
 - ✦ Rapid Re-housing - HUD defined homeless
- Grantees will also need to develop a system to document why participants are being targeted with particular financial assistance and services
- If house holds need more intensive services, long-term assistance or not at imminent risk of homelessness, Grantees should link households with other appropriate services
 - ✦ Permanent Supportive Housing
 - ✦ Mainstream resources



- Requirements for all participants
 - Initial consultation with case manager to determine eligibility and identify appropriate assistance
 - ✦ HPRP assistance
 - ✦ Other mainstream resources
 - Household must be below 50% AMI
 - Most be either HUD defined homeless or at risk of homeless but for HPRP assistance
 - ✦ Would this individual be homeless *but for* HPRP assistance
 - ✦ No appropriate subsequent housing identified
 - ✦ Household lacks resources and supports to remain in existing housing or obtaining immediate housing



- Evaluation for eligibility should consider the following risk factors
 - Eviction within two weeks (including family and friends)
 - Discharge from an institution in which the person has been a resident for more than 180 days
 - Residing in housing that has been condemned
 - Sudden and significant loss of income
 - Sudden and significant increase in utilities
 - Mental health and substance abuse issues (not chronic)
 - Physical disabilities and other chronic health issues
 - Severe housing cost burden (greater than 50%)



- Risk Factors (continued)
 - Homeless in the last 12 months
 - Young head of household (under 25 with children or pregnant)
 - Matriculating out of foster care without supports to maintain housing stability
 - Pending foreclosure of rental housing without resources to find new housing
 - Overcrowded housing
 - Recent traumatic life event
 - Credit problems which preclude household obtaining housing
 - Significant medical debt



- **Rapid Re-Housing Assistance**

- Purpose – to minimize stay in homeless system and rapidly move individuals and families experiencing homelessness to stable housing
- Persons who are HUD defined homeless with moderate barriers to housing and meets one of the following criteria:
 - Sleeping in Emergency Shelter
 - Sleeping in a place not fit for human habitation
 - Staying in a hospital or other institution up to 180 days but was sleeping in an emergency shelter
 - Matriculating out of a transitional housing program
 - Victim of domestic violence



- **Rapid Re-Housing Assistance (continued)**
 - Rapid re-housing will include both short-term and medium-term assistance and services
 - Moderate barriers to housing
 - ✦ Household has a barrier to housing but is likely to sustain housing after subsidy end
 - Grantees must develop a system to determine the level of services needed for long-term housing stability
 - Grantees must develop a plan to connect households receiving rapid re-housing assistance to other mainstream resources



- Coordination of HPRP with Community
 - All grantees must coordinate with local Continuum of Care
 - ✦ Insure HPRP is working in concert with local homeless assistance efforts
 - ✦ Insure coordinated effort to reduce homelessness within each CoC
 - ✦ Align with local plans to end-homelessness
 - IHCD HPRP will direct all funding through a single point of entry determined by the local CoC
 - ✦ Improve access for at-risk and homeless households
 - ✦ Coordinate services and access to mainstream resources
 - ✦ Improve efficiencies and lessen demand on system
 - ✦ Link HPRP with other ARRA programs



- Key Dates and Deadlines
 - CoC Letter of Intent to participate in State Program
 - ✦ April 30, 2009
 - Grantee Submit to HUD
 - ✦ May 18, 2009
 - CoC RFP
 - ✦ May 31, 2009
 - HUD completes review
 - ✦ July 2, 2009
 - Grantee signs agreements with sub-grantees
 - ✦ August 31, 2009
 - Expenditure of Funds
 - ✦ 60% -- 2 years from day HUD signed grant agreement
 - ✦ 100% -- 3 years from day HUD signed grant agreement



- Reports
 - Initial Performance Report – due October 10, 2009
 - Quarterly Reports – due 10 days after end of each quarter
 - Annual Reports – 60 days after end of each federal fiscal year (Sept. 30th)
- IHCD A HPRP will utilize HMIS to generate reports and track performance
- IHCD A HPRP will be part of a national study with Dennis Culhane and Abt Associates

Part III

Overview of IHCD A HPRP



- **OVERALL GOALS**
- **COMPONENTS**
- **STRUCTURE**
- **DATA COLLECTION/EVALUATION**
- **ALLOCATION**
- **RFP PROCESS**
- **TRAINING**



● Overall Goals

- Reduce new shelter admissions in state by 30% over next three years
- IHCD plans to utilize the funds by concentrating on homeless persons who are currently in the system and then secondly diverting financial funds to those who without immediate financial intervention would risk entering the homeless emergency system
- Create central points of intake within each of the state's 15 Continuum of Care regions
 - ✦ Align persons at risk of homelessness or experiencing homelessness with cost effective interventions that maximize long-term housing stability
- Coordinate state program with local units of government within CoC network to maximize impact of HPRP funds

● Components

- Single point of entry into each Continuum of Care
- Common assessment tool used by each Point of Entry
- Technology support
- Infrastructure to allow local communities to rapidly re-house households experiencing homelessness and divert at risk households from entering into homeless assistance system
- HPRP case management training
- Fiscal controls and ability to manage direct assistance payments
- Fraud prevention
- Data Collection and Evaluation



- Program Design

- Single point of entry into each Continuum of Care
 - ✦ Direct Assistance
 - ✦ Housing Placement Services and Housing Information
 - ✦ Services to link households to other stimulus programs and mainstream services
 - Two primary goals of all services
 - Housing Stability
 - Economic Self-Sufficiency
- IHCA and Continuum of Care will structure a network of mainstream services to link to HPRP assistance to a long-term support community



- Program Design

- Advantages of Single Point of Entry:

- ✦ Share standardized assessment tools
- ✦ Share standard entry criteria for HPRP
- ✦ Create a unified system for prevention (call center or points of entry)
- ✦ Ability to create state wide fidelity model for case management
- ✦ Pool resources or funding – opportunity for State and entitlement cities to target funds to maximize impact
- ✦ Utilize HMIS
- ✦ Reduce risk of waste, fraud and abuse
- ✦

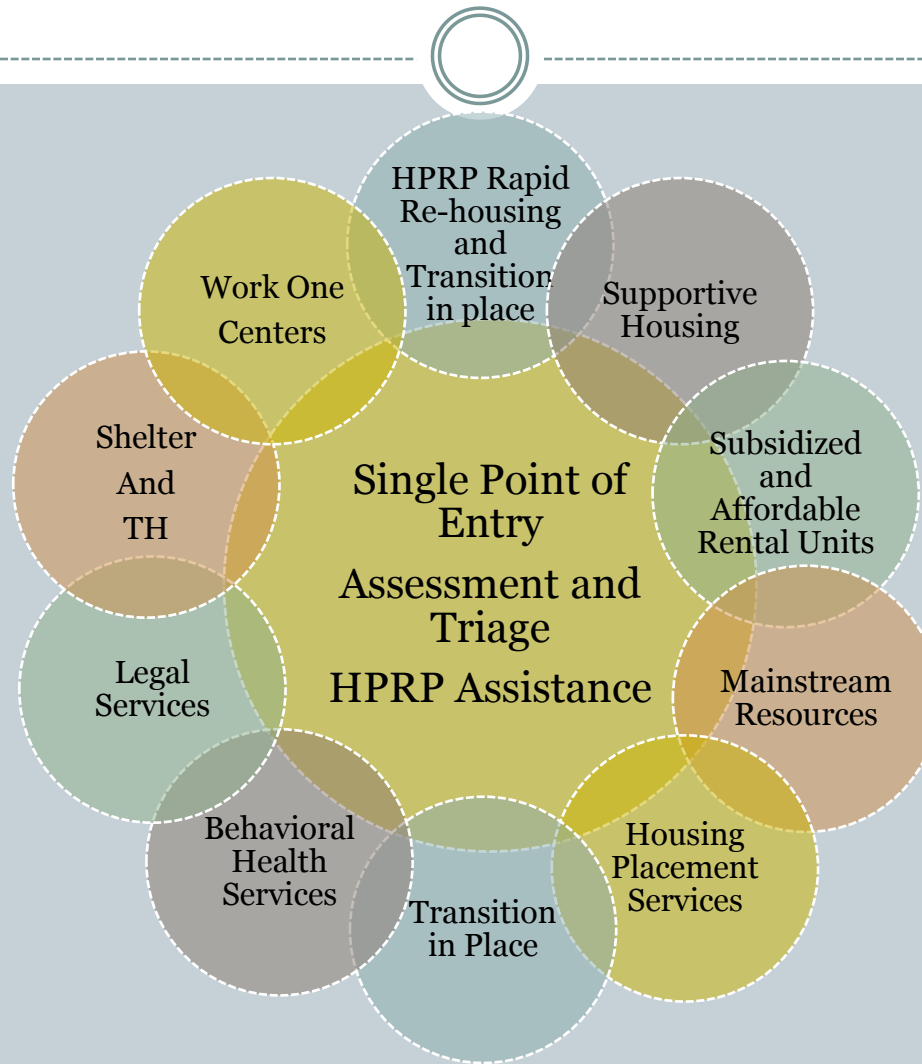


- Program Design
 - HPRP CoC Application Requirements
 - Identify in application how the single point of entry HPRP administrator will plan and coordinate with CoCs organizations
 - Identify organization with capacity for HPRP
 - Triage
 - Financial Assistance
 - Housing placement services
- CoC Resources
 - Providers who understand the population of “new” homeless or spikes in homelessness
 - Providers and funders with experience with systems change and implementing new resources



- Program Design – Assessment/Evaluation
 - Indiana Housing Opportunity Planner will guide households to appropriate interventions and serve as an initial screen for HPRP
 - Common assessment tool to identify risk factors and eligibility for HPRP will be embedded within HMIS (Hennepin County Model)
 - Social Serve will be linked to both IHOP and HMIS to rapidly identify rental units and other housing opportunities for HPRP assistance as well as for households not qualifying for HPRP
 - HMIS will be used as case management tool to track household HPRP benefits, goals and housing stability

IN - HPRP



IHCDA Responsibilities

- Submit plan to HUD
- Allocate resources – monitoring
- Case management training
- Design and implement assessment tools
- IT support
 - HMIS
 - IHOP
 - Social Serve
- Develop eligibility and rental infrastructure
- Develop mainstream resource support
- Coordinate with entitlement cities

CoC Responsibilities

- Respond to RFP
 - Identify organization for Single Point of Entry and HPRP administrator
- Identify, coordinate and memorialize local assistance network
- Provide triage and assessments using state tools
- Develop and implement HPRP outreach using state tools
- Work with IHCDA to develop local referral system with other state agencies
- Put "housing" at the front and center, prioritizing the rapid return to housing
- Identify local discharge interventions

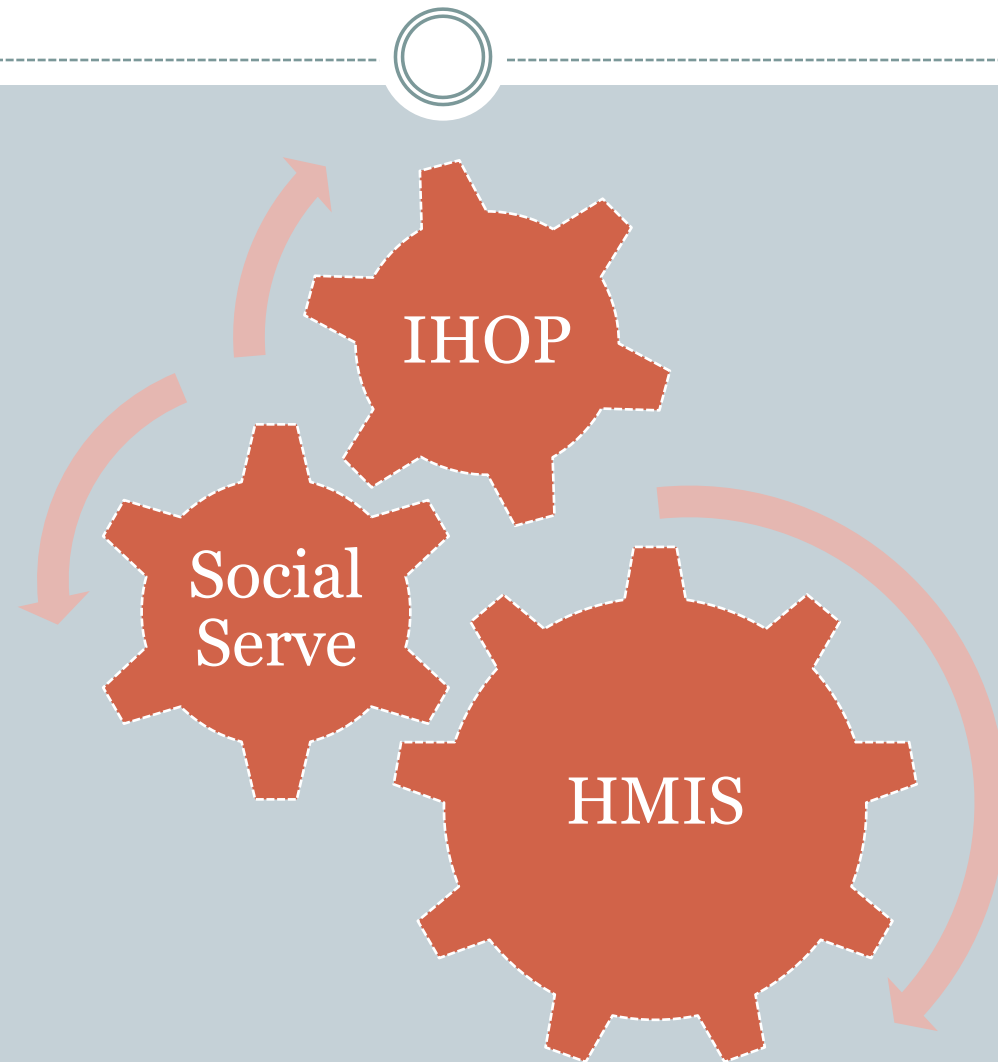


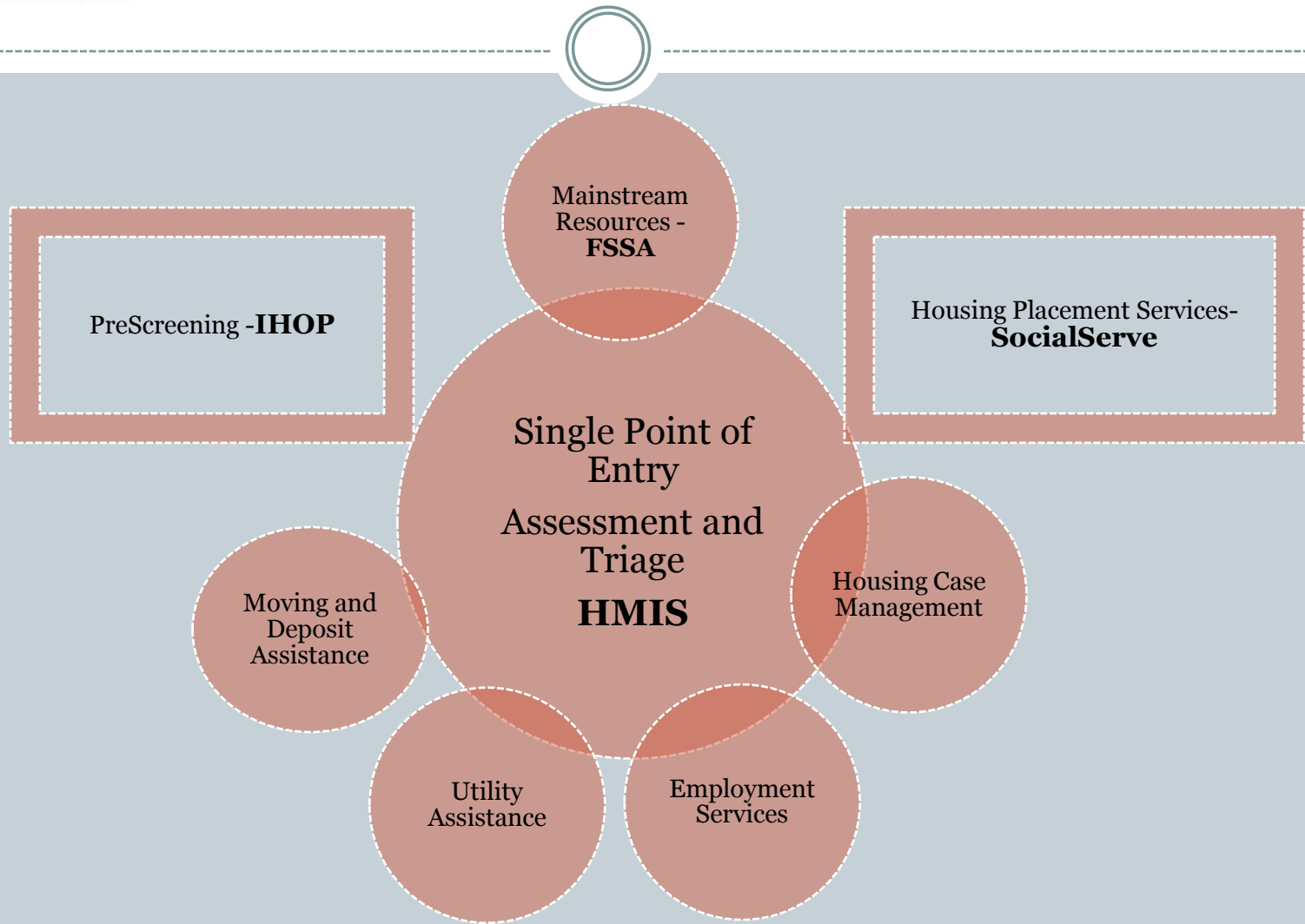
- RFP Process
 - RFP released to Continuum of Cares early May
 - Allocation “bump” for entitlement communities pooling resources
 - Final Allocations will be determined by August 15th for contracting in August 30th

Integration of IT Systems:

- Indiana Housing Opportunities Planner (IHOP)— web based pre-screening tool that assists in identifying households eligible for HPRP support.
- HMIS – Uniform assessment for at risk and homeless households with case management documentation and tracking of HPRP supports, e.g. utility or rental assistance.
- SocialServe (Indiana Housing Now) – identifies participating housing and vacancies.

Integrated Information for the HPRP







- HPRP Training
 - IHCD will offer training to HPRP subrecipient organizations
 - ✦ Use of assessment tools and HMIS
 - ✦ Direct Assistance: rental assistance, rent reasonableness, income calculation, inspections, etc.
 - ✦ Housing Placement/Case Management

Part IV



Dialog on how we as a state
can use this new resource to
end homelessness



Comments and Discussion

- How can we:
 - Share data across systems
 - Identify one lead agency for triage
 - Communicate within systems
 - Create community Motivation
 - Maximize shared resources